

ADDENDUM TO THE SAN JOSÉ DOWNTOWN STRATEGY 2000 FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT (SCH #2003042127), AND THE ENVISION SAN JOSÉ 2040 GENERAL PLAN FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT AND SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (SCH# 2009072096)

Pursuant to Section 15164 of the CEQA Guidelines, the City of San José has prepared an Addendum to the San José Downtown Strategy 2000 Final Program Environmental Impact Report (Downtown Strategy 2000 FPEIR) and the Envision San José 2040 General Plan Final Program Environmental Impact Report (2040 General Plan FPEIR) and Supplemental Environmental Impact Report (2040 General Plan SEIR) because minor changes made to the project, as described below, do not raise important new issues about the significant impacts on the environment.

Project Name and Description: River Corporate Center Project, Phase III

File No. H16-013: Site Development Permit to allow the construction of a 6-story 191,397 square feet commercial office building including new parking configuration, landscaping, and amenity space on a 12.34 gross acre site.

Location: The project on the northwesterly corner of West Julian Street and California 87 Highway, at 353 West Julian Street. **Council District:** 3. **Assessor's Parcel Numbers:** 259-24-036.

The environmental impacts of this project were addressed by the following Final Environmental Impact Reports: "The Downtown Strategy 2000 Final Program Environmental Impact Report," adopted by City Council Resolution No. 72767 on June 21, 2005; "Envision San José 2040 General Plan Final Program Environmental Impact Report," adopted by City Council Resolution No. 76041 on November 1, 2011; and "Supplemental Environmental Impact Report to the Envision San José 2040 General Plan Final Program Environmental Impact Report," adopted by City Council Resolution No. 77617 on December 15, 2015. The proposed project is eligible for an addendum pursuant to CEQA Guidelines §15164, which states that "A lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in CEQA Guidelines §15162 calling for preparation of a subsequent EIR have occurred." Circumstances which would warrant a subsequent EIR include substantial changes in the project or new information of substantial importance which would require major revisions of the previous EIR due to the occurrence of new significant impacts and/or a substantial increase in the severity of previously identified significant effects.

The following impacts were reviewed and found to be adequately considered by the Downtown Strategy 2000 FPEIR and 2040 General Plan FPEIR as supplemented:

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|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazardous Materials | <input checked="" type="checkbox"/> Hydrology & Water Quality |
| <input checked="" type="checkbox"/> Land Use | <input checked="" type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities & Service Systems | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Growth Inducing | <input checked="" type="checkbox"/> Cumulative Impacts | |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

ANALYSIS

The amount of residential and commercial development proposed for the site was included and analyzed in the Downtown Strategy 2000 FPEIR and the certified 2040 General Plan FPEIR as supplemented, at a program level.

The Downtown Strategy 2000 FPEIR, and addenda thereto is a broad range, program-level environmental document, which analyzed the following level of development in the Greater Downtown Core Area during the planning horizon of Strategy 2000:

- 11.2 million square feet of office development;
- 8,500 residential dwelling units;
- 1.4 million square feet of retail development; and
- 3,600 hotel rooms.

The project, as proposed, would construct construction of a six-story 191,397 square feet commercial office building with a new parking configuration, landscaping, and amenity space. The type and intensity of development proposed is consistent with the intent of the Downtown Strategy 2000 and the findings of the Downtown Strategy 2000 FPEIR.

The 2040 General Plan FPEIR included the project site in the evaluation for the Downtown land use designation. This designation allows for office, retail, service, residential, and entertainment uses in the Downtown at very high intensities. The project conforms to the Downtown General Plan land use designation in that it proposes high-density residential and commercial uses, consistent with the Envision San José 2040 General Plan and the 2040 General Plan FEIR. The proposed rezoning from Commercial General Zoning District to Downtown Core Zoning District is consistent with the 2040 General Plan land use designation.

As analyzed in the attached Addendum, the project would comply with the Greenhouse Gas Reduction Strategy identified in the 2040 General Plan and would not result in greenhouse gas emission impacts beyond those identified in the 2040 General Plan FPEIR and SEIR.

The Addendum concluded that the proposed project would not result in any new impacts not previously disclosed in the Downtown Strategy 2000 FPEIR and the 2040 General Plan FPEIR as supplemented. The project will not result in a substantial increase in the magnitude of any significant environmental impact previously identified in the EIRs. For these reasons, a supplemental or subsequent EIR is not required and an addendum to the Strategy 2000 FEIR and the 2040 General Plan FEIR as supplemented has been prepared for the proposed project.


The Addendum will not be circulated for public review, but will be attached to both the Strategy 2000 FEIR and the 2040 General Plan EIR as supplemented, pursuant to CEQA Guidelines §15164(c). The Addendum provides background on the project description, specific project impacts, and the relationship between previous mitigation measures and the revised project.

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Harry Freitas, Director
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12/2/16

Date



Deputy